

MANATEE COUNTY ZONING ORDINANCE
Z-02-14 - JAMES AND LINDA WILLIS REZONE

FILED FOR RECORD
R. B. SHORE

2003 AUG 11 PM 1:02

CLERK OF CIRCUIT COURT
MANATEE COUNTY

DEFINITION OF STATE
TALLAHASSEE

2003 AUG -6 AM 9:44

FILED

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING
THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE
NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE)
RELATING TO ZONING WITHIN THE UNINCORPORATED AREA
MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN
LAND FROM A-1 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT
PER ACRE) TO RSF-4.5 (RESIDENTIAL SINGLE-FAMILY, 4.5 DWELLING
UNITS PER ACRE) ; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE
COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 3 of this Ordinance from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre).

B. The Board of County Commissioners held a public hearing on July 29, 2003 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) , and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 3. LEGAL DESCRIPTION.
BEGINNING AT THE S.E. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89° 38' 30" W., ALONG THE SOUTHERLY LINE OF SAID S.E. 1/4 OF S.W. 1/4, A DISTANCE OF 611.40 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF S.E. 1/4 OF S.W. 1/4, N 41° 07' 10" W., 1072.76 FEET TO A POINT ON THE WESTERLY LINE OF S.E. 1/4 OF S.W. 1/4; THENCE N. 01° 03' 30" E., ALONG SAID WESTERLY LINE OF S.E. 1/4 OF S.W. 1/4, 420.95 FEET TO THE N.W. CORNER OF SAID S.E. 1/4 OF S.W. 1/4; THENCE S 89° 58' 30" E., ALONG THE NORTHERLY LINE OF SAID S.E. 1/4 OF S.W. 1/4, 669.59

FEET; THENCE S. 01° 38' 00" W., 100.00 FEET; THENCE S. 89° 58' 30" E., AND PARALLEL TO SAID NORTHERLY LINE OF S.E. 1/4 OF S.W. 1/4, 669.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID S.E. 1/4 OF S.W. 1/4, SAID POINT BEING S. 01° 24' 30" W., 100.00 FEET OF THE N.E. CORNER OF SAID S.E. 1/4 OF S.W. 1/4; THENCE S.01°24' 30" W., ALONG THE EASTERLY LINE OF SAID S.E. 1/4 OF S.W. 1/4, 1125.00 FEET TO THE ABOVE MENTION POINT OF BEGINNING.

MEASURED DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°26'43" W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 606.92 FEET; THENCE N.41°19'00"W ., LEAVING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 45.04 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT -OF -WAY LINE (49TH STREET EAST ALSO KNOWN AS EXPERIMENTAL FARM ROAD) AS RECORDED IN THE ROAD PLAT BOOK 8, PAGES 117 -137 OF PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND FOR A POINT OF BEGINNING; THENCE CONTINUE N.41°19'00"W., A DISTANCE OF 1026.72 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE N.00°51'12"E., ALONG THE SAID WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 446.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE S.89°07' 48" E., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 669.06 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE S.01°07'38"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 100.00 FEET; THENCE S.89°07'48"E., BEING 100.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 643.56 FEET TO THE INTERSECTION WITH THE WEST RIGHT -OF-WAY LINE (24TH AVENUE EAST ALSO KNOWN AS OAKHURST ROAD A 50 TO 60 FOOT PUBLIC RIGHT-OF-WAY) AS RECORDED IN DEED BOOK 394, PAGE 498 AND 500 OF THE PUBLIC RECORDS OF MANATEE COUNTY , FLORIDA; THENCE S.01°24'30"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1095.86 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTHERLY MAINTAINED RIGHT-OF-WAY LINE; (THE FOLLOWING TWO CALLS ARE ALONG SAID MAINTAINED RIGHT -OF-WAY LINE) N.89°35'45"W., A DISTANCE OF 480.28 FEET; THENCE S.87°45'38"W., A DISTANCE OF 132.19 FEET TO THE POINT OF BEGINNING. CONTAINING 28.611 ACRES MORE OR LESS.

Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 29th day of July, 2003.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____

Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

Susan Thomas

D.C.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 4th day of

August, 2003

R.B. SHORE
Clerk of Circuit Court

By: *Kent Lindsey*

D.C.

FILED FOR RECORD
R. B. SHORE



RECEIVED

AUG 11 2003

2003 AUG 11 PM 1:08
STATE OF FLORIDA
DEPARTMENT OF STATE

BOARD RECORDS

JEB BUSH
Governor

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

GLEND A. HOOD
Secretary of State

August 6, 2003

Honorable R. B. Shore
Clerk of the Circuit Court and Comptroller
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 4, 2003 and certified copy of Manatee County Ordinance No. Z-02-14, which was filed in this office on August 6, 2003.

As requested, the date stamped original is being returned for your records.

Sincerely,

A handwritten signature in black ink that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/mp